

A.1 - Complex A: Intact **Entire Existing Complex**

The Complex A scenario consists of maintaining and utilizing the entire existing complex of nine structures (BLDGs A-I) intact for a combined building area.

In addition, while BLDGs J.1 & J.2 are Not Included (N.I.C.) within the Phase 1 Project Building Complex and associated Existing Facilities Evaluation; the City is receptive to interest by developers who wish to include this "Optional Complex" of buildings (or portions of) along with adjacent site areas as essential to the implementation of a broader mixed-use development strategy and concept supporting the Phase I Project.

Complex A: Site Data

		Gross Site Area
0	Parcel 01	0.88 AC
<u>@</u>	Parcel 02	0.63 AC
_	Total	1 5 1 1 1

Optional Added Site Area

3 Parcel 03 0.57 AC

> Adjusted Site Total

2.08 AC

Complex A: Building Data

Total	29,837 SF	31,771 SF
Level 200	7,235 SF	7,824 SF
Level 100	22,602 SF	23,947 SF
	Area (GFA)	Area (GBA)
BLDGs (A-I)	Gross Floor	Gross Building

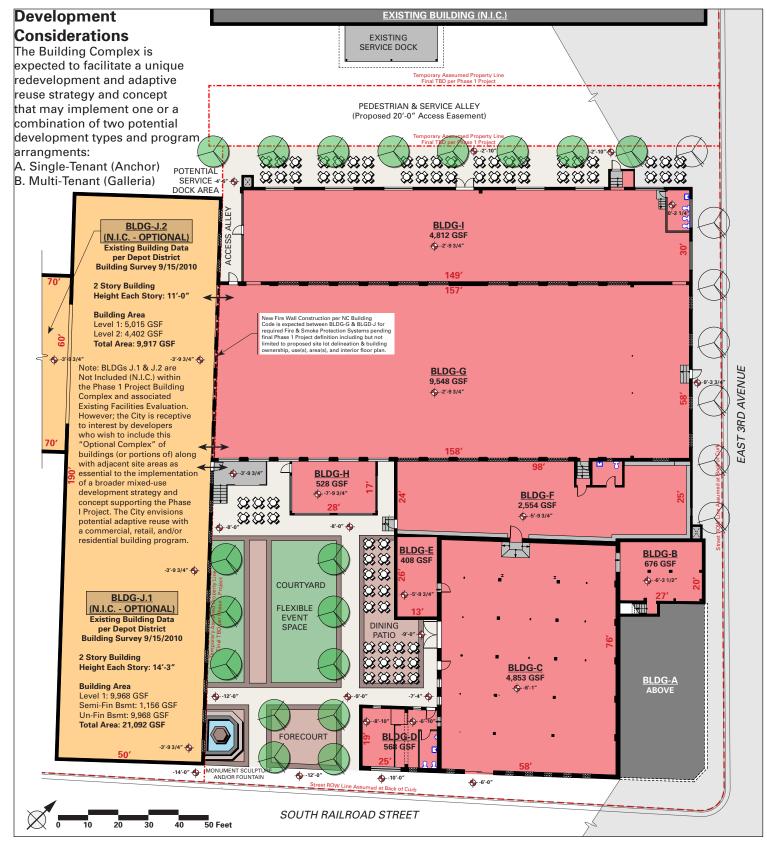
Optional Added Building Area

BLDGs (J.1+ J.2)

Level 100 Unknown 16,139 SF Level 200 Unknown 14,370 SF Unknown 30,509 SF **Total**

Adjusted Total Building Area

Unknown 62,280 SF



EXISTING SERVICE DOCK COURTYARD ROOF (N.I.C.) PEDESTRIAN & SERVICE ALLEY \$\$\$\$\$ 888 **\$\$\$\$ \$\$\$\$ \$\$\$\$** BLDG-I ROOF Potential Roof Top (BLDG-I) - Outdoor Dining Area for BLDG-I and/or BLDG-G Occupant Load Pending Detailed Structural & Building Code Analysis (Expect New Roof Structure & Deck, Accessible Access, Means of Egress, Etc.) BLDG-J.2 (N.I.C. - OPTIONAL)
OPEN TO BELOW New Fire Wall Construction per NC Building Code is expected between BLDG-G & BLGD-J for required Fire & Smoke Protection Systems pendir final Phase 1 Project definition including but not limited to proposed site lot delineation & building ownershio. use(s). area(s). and interior floor plan. Note: BLDG-J.1 & J.2 are BLDG-G 3RD AVENUE Not Included (N.I.C.) within the Phase 1 Project Building Complex and associated Existing Facilities Evaluation. However; the City of Lexington is receptive to interest by developers who wish to include this "Optional Complex" of buildings (or portions of) along with adjacent site areas as essential to the implementation **\$\$** BLDG-F 8888 OPEN of a broader mixed-use development strategy and 2222 \$\$\$\$ 5'-0" concept supporting the Phase I Project. The City envisions 888 potential adaptive reuse for a commercial, retail, and/or residential building program. **BLDG-B** -3'-63/4" 2'-23/4" COURTYARD BELOW DINING PATIO BLDG-J.1 BELOW (N.I.C. - OPTIONAL)
OPEN TO BELOW **BLDG-C \$\$\$\$ \$\$\$\$ BLDG-A** FORECOURT 568 GSF BELOW -3'-1 1/2 -10'-0' -6'-0" -2'-0" SOUTH RAILROAD STREET

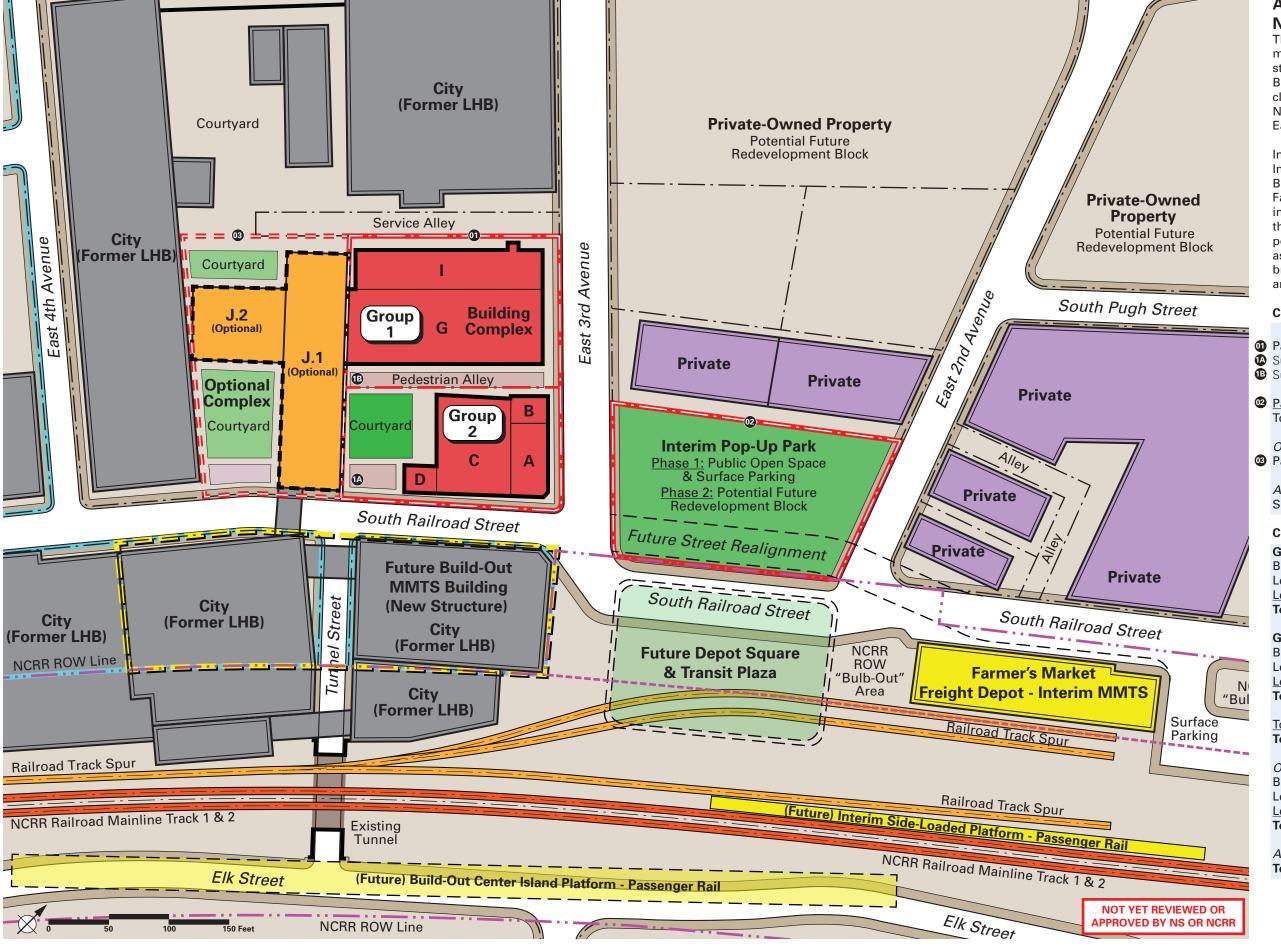
Option A.1 - Complex A: Floor Plan - Level 100

Option A.1 - Complex A: Floor Plan - Level 200

Building Data	BLDG-A	BLDG-B	BLDG-C	BLDG-D	BLDG-E	BLDG-F	BLDG-G	BLDG-H	BLDG-I	TOTAL	Building Data	BLDG-A	BLDG-B	BLDG-C	BLDG-D	BLDG-E	BLDG-F	BLDG-G	BLDG-H	BLDG-I	TOTAL
Gross Floor Area	N/A	585 SF	4,458 SF	485 SF	356 SF	2,510 SF	9,114 SF	485 SF	4,609 SF	22,602 SF	Gross Floor Area	1,650 SF	564 SF	4,514 SF	507 SF	N/A	N/A	N/A	N/A	N/A	7,235 SF
Gross Building Area	N/A	676 SF	4,853 SF	568 SF	408 SF	2,554 SF	9,548 SF	528 SF	4,812 SF	23,947 SF	Gross Building Area	1,775 SF	663 SF	4,818 SF	568 SF	N/A	N/A	N/A	N/A	N/A	7,824 SF

^{1.} All proposed building/area configurations are subject to change upon final property conditions report and detailed building code analysis.

2. Depicted plans are for graphic purposes only, all existing floor plan notes (including finish floor elevations and ceiling heights), floor finish materials, and nonessential interior walls have been removed. See SP-01-SP-03, A0101-A0103, & A0201-A0204 for additional existing building information.

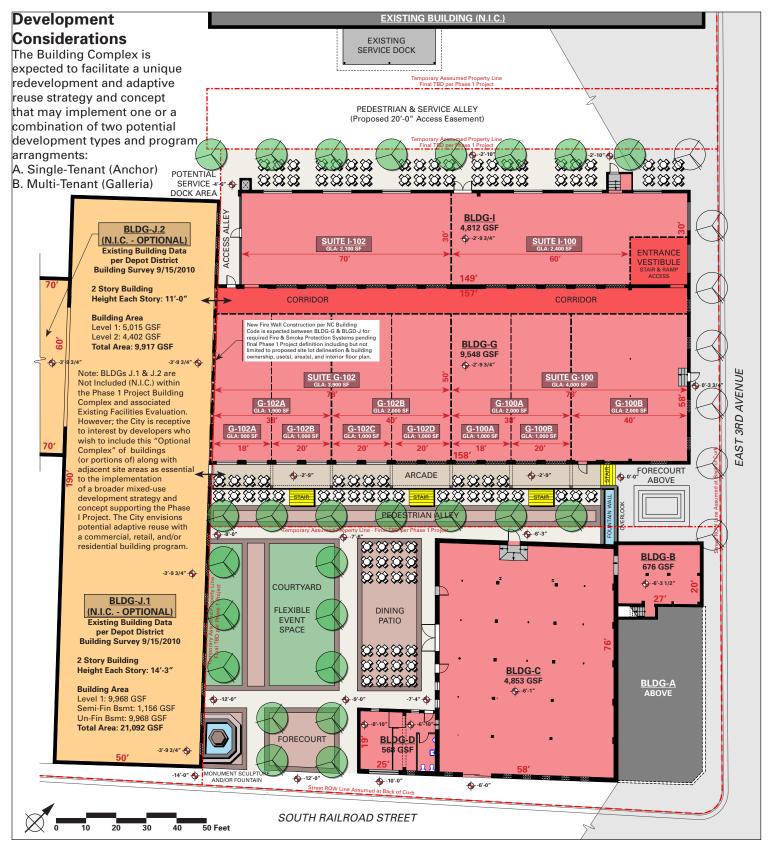


A.2 - Complex B: Modified **New Pedestrian Alley**

The Complex B scenario consists of modifying the existing complex of nine structures (BLDGs A-I) with the removal of BLDGs E, F, and H to create two building clusters (defined as Group 1 & 2) with a New Pedestrian Alley connection between East 3rd Avenue and the existing Courtyard.

In addition, while BLDGs J.1 & J.2 are Not Included (N.I.C.) within the Phase 1 Project Building Complex and associated Existing Facilities Evaluation; the City is receptive to interest by developers who wish to include this "Optional Complex" of buildings (or portions of) along with adjacent site areas as essential to the implementation of a broader mixed-use development strategy and concept supporting the Phase I Project.

	Complex B: S	Site Data	
		Gross Site Are	ea
0	Parcel 01	0.88 AC	
	SubParcel 1A	0.38 AC	
1	SubParcel 1B	0.50 AC	
02	Parcel 02	0.63 AC	_
	Total	1.51 AC	
_	Optional Add		
03	Parcel 03	0.57 AC	
	Adjusted		
	Site Total	2.08 AC	
	Compley D. F	Building Data	
		Gross Floor	Gross Building
	BLDGs (A-D)		Area (GBA)
		5,538 SF	6,097 SF
		7,235 SF	7,824 SF
	Total	12,763 SF	13,921 SF
	Group 2	Gross Floor	Gross Building
	BLDGs (G&I)	Area (GFA)	Area (GBA)
		13,723 SF	14,360 SF
	Level 200	N/A	N/A
	Total	13,723 SF	14,360 SF
		x B (Group 1 +	Group 2)
	Total	26,486 SF	28,281 SF
	Ontional Ada	dad Duildina A	
	BLDGs (J.1+	ded Building Ar	На
		Unknown	16,139 SF
	Level 100 Level 200		14,370 SF
	Total	Unknown	30,509 SF
	· Otui	O	00,000 01
	Adjusted Tot	al Building Are	а
	Total	Unknown	58,790 SF



EXISTING SERVICE DOCK COURTYARD ROOF (N.I.C.) PEDESTRIAN & SERVICE ALLEY \$\$\$\$\$ 888 **XXXX \$\$\$\$ \$\$\$\$** BLDG-I ROOF Potential Roof Top (BLDG-I) - Outdoor Dining Area for BLDG-I and/or BLDG-G Occupant Load Pending Detailed Structural & Building Code Analysis (Expect New Roof Structure & Deck, Accessible Access, Means of Egress, Etc.) BLDG-J.2 (N.I.C. - OPTIONAL)
OPEN TO BELOW New Fire Wall Construction per NC Building Code is expected between BLDG-G & BLGD-J for required Fire & Smoke Protection Systems pendir final Phase 1 Project definition including but not limited to proposed site lot delineation & building ownershio. use(s). area(s). and interior floor plan. Note: BLDG-J.1 & J.2 are BLDG-G 3RD AVENUE Not Included (N.I.C.) within the Phase 1 Project Building Complex and associated Existing Facilities Evaluation However; the City of Lexington is receptive to interest by developers who wish to include this "Optional Complex" of buildings (or portions of) along with adjacent site areas as ⊕ 0′-0″ ALLEY FORECOURT essential to the implementation of a broader mixed-use development strategy and concept supporting the Phase I Project. The City envisions potential adaptive reuse for a commercial, retail, and/or residential building program. **BLDG-B** $\bowtie \bowtie \bowtie \bowtie$ 3'-6 3/4" 2'- 2 3/4" -COURTYARD DINING BELOW BELOW BLDG-J.1 (N.I.C. - OPTIONAL)
OPEN TO BELOW **BLDG-C** 8888 **\$\$\$\$ BLDG-A** FORECOURT 568 GSF BELOW -3'-1 1/2 -10'-0 -6'-0" -2'-0" SOUTH RAILROAD STREET

Option A.2 - Complex B: Floor Plan - Level 100

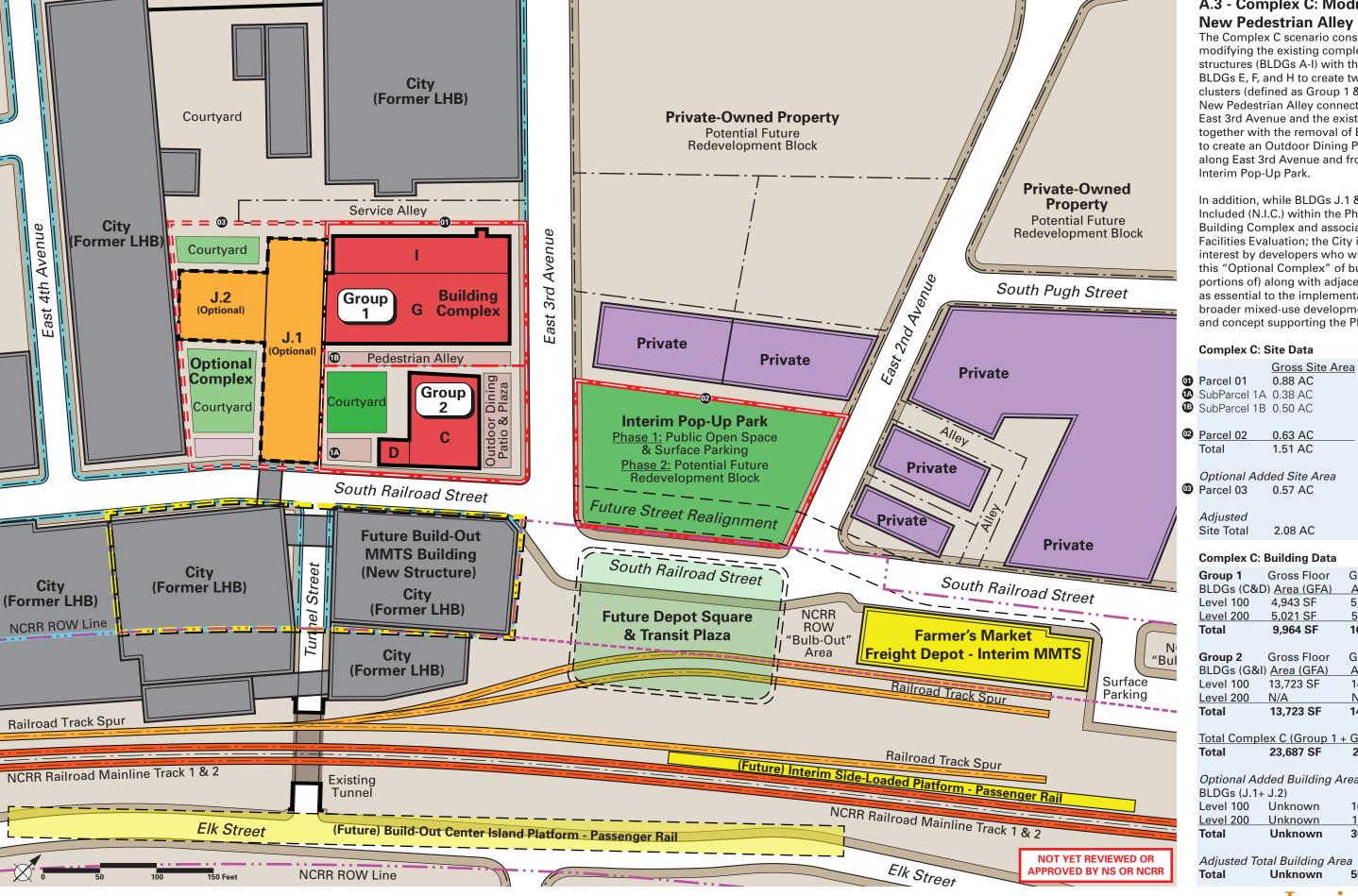
	Group 1						Group 2	_		
Building Data	BLDG-A	BLDG-B	BLDG-C	BLDG-D	G1 Total	BLDG-G	BLDG-H	BLDG-I	G2 Total	TOTAL
Gross Floor Area	N/A	585 SF	4,458 SF	485 SF	5,538 SF	9,114 SF	485 SF	4,609 SF	13,723 SF	22,602 SF
Gross Building Area	N/A	676 SF	4,853 SF	568 SF	6,097 SF	9,548 SF	528 SF	4,812 SF	14,360 SF	23,947 SF

Option A.2 - Complex B: Floor Plan - Level 200

		Gro	up 1			Group 2				
Building Data	BLDG-A	BLDG-B	BLDG-C	BLDG-D	G1 Total	BLDG-G	BLDG-H	BLDG-I	G2 Total	TOTAL
Gross Floor Area	1,650 SF	564 SF	4,514 SF	507 SF	7,235 SF	N/A	N/A	N/A	N/A	7,235 SF
Gross Building Area	1,775 SF	663 SF	4,818 SF	568 SF	7,824 SF	N/A	N/A	N/A	N/A	7,824 SF

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2. Depicted plans are for graphic purposes only, all existing floor plan notes (including finish floor elevations and ceiling heights), floor finish materials, and nonessential interior walls have been removed. See SP-01-SP-03, A0101-A0103, & A0201-A0204 for additional existing building information.



A.3 - Complex C: Modified **New Pedestrian Alley + Plaza**

The Complex C scenario consists of modifying the existing complex of nine structures (BLDGs A-I) with the removal of BLDGs E, F, and H to create two building clusters (defined as Group 1 & 2) with a New Pedestrian Alley connection between East 3rd Avenue and the existing Courtyard, together with the removal of BLDGs A and B to create an Outdoor Dining Patio and Plaza along East 3rd Avenue and fronting the Interim Pop-Up Park.

In addition, while BLDGs J.1 & J.2 are Not Included (N.I.C.) within the Phase 1 Project Building Complex and associated Existing Facilities Evaluation; the City is receptive to interest by developers who wish to include this "Optional Complex" of buildings (or portions of) along with adjacent site areas as essential to the implementation of a broader mixed-use development strategy and concept supporting the Phase I Project.

Complex C: Site Data

		Gross Site Area						
01	Parcel 01	0.88 AC						
A	SubParcel 1A	0.38 AC						
®	SubParcel 1B	0.50 AC						
02	Parcel 02	0.63 AC						
	Total	1.51 AC						
	Optional Added Site Area							
03	Parcel 03	0.57 AC						

Complex	C:	Building	Data

2.08 AC

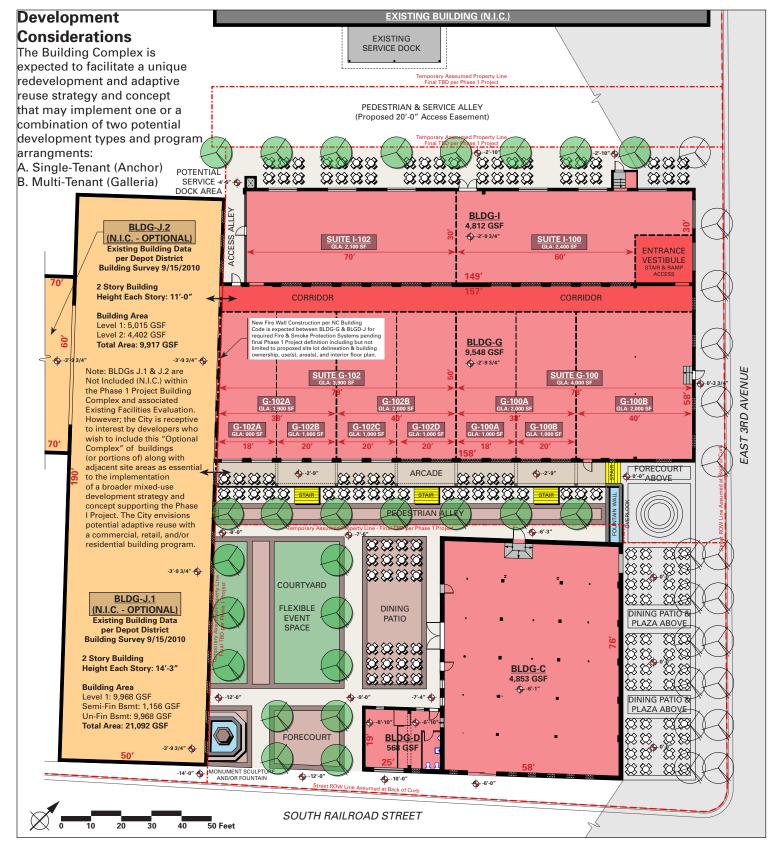
Total	13,723 SF	14,360 SF
Level 200	N/A	N/A
Level 100	13,723 SF	14,360 SF
BLDGs (G&I)	Area (GFA)	Area (GBA)
	Gross Floor	Gross Building
Total	9,964 SF	10,807 SF
Level 200	5,021 SF	5,386 SF
Level 100	4,943 SF	5,421 SF
BLDGs (C&D) Area (GFA)	Area (GBA)
Group 1	Gross Floor	Gross Building

TOLAI	Complex (- (Group	T + Group 2	.)
Total	23	,687 SF	25,167	SF

Total	Unknown	30.509 SF						
Level 200	Unknown	14,370 SF						
Level 100	Unknown	16,139 SF						
BLDGs (J.1+ J.2)								
Optional Au	ueu bullallig Al	ea						

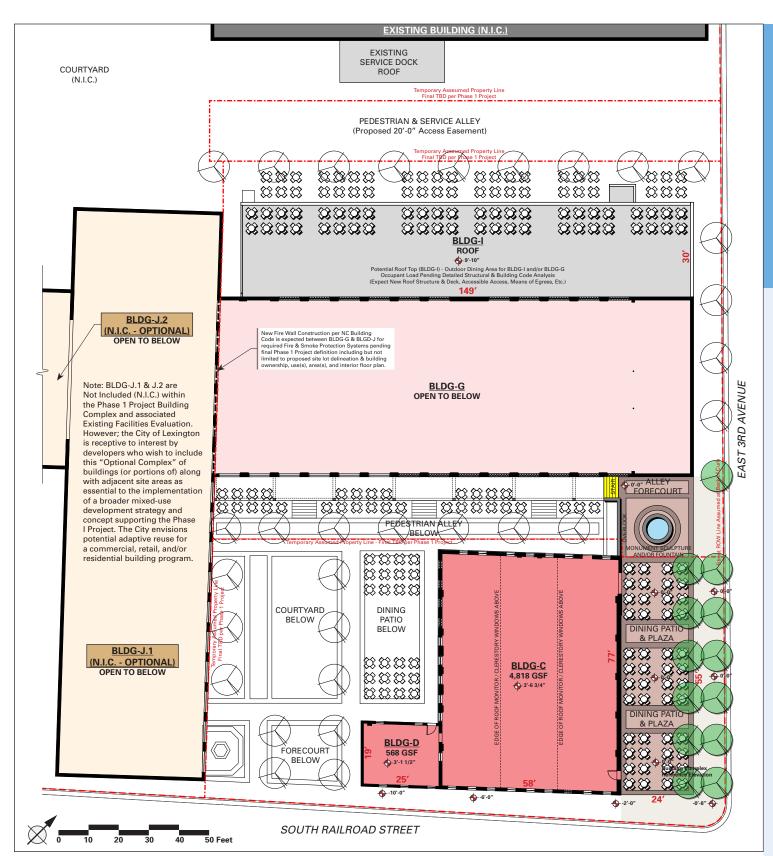
Adjusted Total Building Area Total Unknown 55,676 SF

City of Lexington, North Carolina DepotDistrict



Option A.3 - Complex C: Floor Plan - Level 100

	Gro	up 1		Gro	up 2	_	
Building Data	BLDG-C	BLDG-D	G1 Total	BLDG-G	BLDG-I	G2 Total	TOTAL
Gross Floor Area	4,458 SF	485 SF	4,943 SF	9,114 SF	4,609 SF	13,723 SF	18,666 SF
Gross Building Area	4,853 SF	568 SF	5,421 SF	9,548 SF	4,812 SF	14,360 SF	19,781 SF



Option A.3 - Complex C: Floor Plan - Level 200

	Group 1			Gro	up 2	_	
Building Data	BLDG-C	BLDG-D	G1 Total	BLDG-G	BLDG-I	G2 Total	TOTAL
Gross Floor Area	4,514 SF	507 SF	5,021 SF	N/A	N/A	N/A	5,021 SF
Gross Building Area	4,818 SF	568 SF	5,386 SF	N/A	N/A	N/A	5,386 SF



^{1.} All proposed building/area configurations are subject to change upon final property conditions report and detailed building code analysis.

2. Depicted plans are for graphic purposes only, all existing floor plan notes (including finish floor elevations and ceiling heights), floor finish materials, and nonessential interior walls have been removed. See SP-01-SP-03, A0101-A0103, & A0201-A0204 for additional existing building information.